BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

MINUTES ● MARCH 12, 2019

Regular	**Maple Place School**	**7:30 PM**

2 Maple Place, Oceanport, NJ 07757

I. **Call to Order:** Chairman Widdis called the meeting to order at 7:30 p.m.

II. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by notification on January 9th and 11th, 2019 of this location, date and time to the Asbury Park Press and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site.

III. **Flag Salute:** Chairman Widdis led the audience and members of the Board in the flag salute.

IV. **Roll Call:**

Attendee Name	Title	Status	Arrived
Christopher Widdis	Chairman	Present	
James Whitson	Vice Chairman	Present	
Darren Davis	Mayor's Designee	Present	
Robert Proto	Council Liaison	Absent	
Joseph Foster	Environmental Commission Liaison	Present	
John (Jack) Kahle	Class IV	Present	
Michael Savarese	Class IV	Present	
Robert Kleiberg	Class IV	Present	
Daphne Halpern	Class IV	Absent	
Thomas Tvrdik	Alternate I	Present	
Eric Motzenbecker	Alternate II	Present	
Jeanne Smith	Board Secretary	Present	
William White	Board Engineer/Planner	Present	
Kevin Kennedy	Board Attorney	Present	

V. **Board Business:**

1. Approval of Minutes, February 12, 2019

Chairman Widdis called for a motion to approve the Minutes of February 12, 2019, which was made by Mr. Kleiberg, seconded by Mr. Kahle and approved by the eligible members of the Board.

2. Approval of Minutes, February 26, 2019

Chairman Widdis called for a motion to approve the Minutes of February 26, 2019, which was made by Mr. Whitson, seconded by Mr. Kleiberg and approved by the eligible members of the Board.

VI. **Old Business:** None

VII. **New Business:**

1. PB2018-03 New Jersey City University Fort Monmouth Campus
   Preliminary and Final Site Plan
   Block 110, P/O Lot 1

   Proposed demolition of Buildings 288, 145 and other ancillary buildings to allow for the rehabilitation of Squier Hall and required site improvements.

Exhibits

A-1 Land Use Development Application of NJCU

A-2 Mandatory Conceptual Review prepared by FMERA, dated Feb. 15, 2019

A-3 Development Schedule Memorandum by Langan Engineering, dated Feb 4, 2019

A-4 Langan Engineering Memorandum dated Feb. 19, 2019, Building Summary Data

A-5 Maser Consulting Review Letter dated March 5, 2019

A-6 Site Plan, 16 Sheets, prepared by Langan Engineering, dated Dec. 6, 2018

A-7 Architectural Plans, 5 Sheets, prepared by Clark Caton Hintz, last revised Nov. 30, 2018

A-8 Stormwater Management Report prepared by Langan Engineering, dated Nov. 30, 2018

A-9 Environmental Impact Statement prepared by Langan Engineering, dated Dec. 10, 2018

A-10 Traffic Assessment Report prepared by Langan Engineering, dated February 8, 2019

A-11 Sheet SK2 prepared by Clark Caton Hintz, dated February 1, 2019

Chad Warnken, Esq. of Archer Greiner, Attorney for New Jersey City University (NJCU), summarized the project as the renovation and rehabilitation of Squier Hall for academic building purposes and construction of a 209 space parking lot. The Applicant will be requesting variances for signage on the building, pre-existing lot coverage condition and pre-existing setback.

Mr. Kennedy asked if anyone had questions regarding the sufficiency of the notice from the Applicants. Mr. Kennedy stated that service had been reviewed, was in order and the Board accepted jurisdiction. William White, Board Engineer/Planner was sworn. No other attorneys were present to object to the Application. At the request of Mr. Kennedy, Mr. Warnken named the principal parties in the Application: FMERA, current owner of the property; KKF University Enterprises, contract purchaser; and NJCU, long term lessee. Mr. Warnken advised that speakers tonight would be Dr. Susan Henderson, President of NJCU; John DiGiacinto, site engineer; Karl Pehnke, traffic engineer; Steven Doyle, architect; Christine Cafone, planner.

Dr. Susan Henderson was sworn and testified about the history of NJCU (previously Jersey City State College). She explained about a partnership with Brookdale Community College, where NJCU taught nursing, business and criminal justice for junior and senior level courses. The classes were held in trailers, which was not attractive to students. Ft. Monmouth seemed like a logical place to expand and provide better facilities. Mr. Warnken explained that KKF will own the property and NJCU will have a 40 year lease with an option for 25 more years.

Chairman Widdis asked Board members for questions of this witness only. Mr. Foster asked if there was any future plan for NJCU to purchase the property from the LLC. Mr. Warnken stated the plan is for a lease. Mr. Foster asked for a copy of the proposed lease. Mr. Warnken advised it wasn't relevant. Mr. Kahle asked how many students were in the current trailers in Wall Twp. Dr. Henderson stated that NJCU rents the trailers from Brookdale and about 500 students. Mr. Kleiberg asked if the proposed use of 40,000 sq. ft for 500 students would accommodate the labs and Dr. Henderson said it would. Mr. Davis asked if it would be a complete renovation at one time. Mr.

Warnken stated a large section, most of the 2nd floor, would be moth balled, with one area for equipment and all of the first floor would be renovated and used.

PUBLIC:

Chairman Widdis opened the meeting to questions from the public for this witness. As there was no one, closed that portion of the meeting.

Mr. Kennedy entered Exhibits **A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9** and **A-10** into the record.

Mr. Warnken introduced John DiGiacinto, site engineer, was sworn and provided his credentials and was accepted as an expert in engineering. Mr. DiGiacinto provided a general description of the property, part of Exhibit **A-6**, Page CS-101, a 5.73 acre area and the surrounding area. Building 283, approximately 48,700 sq. ft. footprint, will be rehabilitated for educational use. Building 288 is located in the proposed parking lot, approximately 15,000 sq. ft. Building 145, approximately 1100 sq. ft. Plans are to demolish smaller ancillary buildings as well as 2500 sq. ft of the existing Squier building – 2 appendages not part of the original building. Mr. DiGiacinto described the main entry off Sherrill Ave., 2 access points and large drop off area in front of the building. Improvements include removing existing asphalt, existing utilities, renovations to the building, installation of a 209 space parking lot, new driveway entrance, pedestrian walkways, curbing and sidewalks on Sherrill Ave., a 12 ft. wide multi-use trail, a new stormwater conveyance system to replace an existing outfall going into Parkers Creek, new sanitary, water, gas and electric. Proposed recycling and trash area. Proposed floor area ratio is .29 to comply with zoning requirements. He discussed lot coverage, proposed 56.5%, reduction of impervious surface on site, front, side, rear, surface parking setbacks, and interior landscaping for parking lots over 25 spaces. Mr. DiGiacinto provided explanations for the design waivers for interior landscaping for parking lots, maximum lighting at property line and driveway access. He described width/depth of parking spaces, aisles, driveways and number of required parking spaces and ADA compliance. There was discussion regarding on street parking on Sherrill Ave.

Chairman Widdis opened the meeting to Board members for questions of this witness only. Mr. White stated that the lot has not been subdivided yet and asked questions about calculation of pre-existing lot coverage. Mr. DiGiacinto testified that the calculations are based on the purchase of this portion of this parcel. Mr. Whitson had questions regarding parking spots. There was discussion regarding the number of students on site during the day, addressing future growth and parking lot landscaping. Mr. Savarese asked how many students arrive by public transportation. Dr. Henderson replied that Ft. Monmouth was attractive because of its closeness to public transportation. Mr. Warnken advised the traffic engineer could address that issue. Mr. Foster asked about emergency vehicle access. Mr. DiGiacinto will address that shortly. Mr. Foster had additional questions regarding landscaping on the property line on Sherrill Ave., which Mr. DiGiacinto will address later. Mr. Kleiberg asked questions about traffic during change of class times and local traffic cutting through, which will be addressed by the traffic engineer. Mr. Davis expressed concern regarding adequate parking and asked if NJCU would provide service from the Little Silver train station. Mr. DiGiacinto indicated that there have been discussions between FMERA and NJ Transit. There was further discussion regarding future expansion and parking needs. Mr. Whitson asked if KKF could expand and rent out the remainder of the building to someone else. Mr. Warnken advised it could not.

Chairman Widdis asked about screening the existing dumpster. Mr. DiGiacinto explained the plan was to install a double-gated chain link enclosure, but NJCU would like to install board-on-board fencing with bollards to protect it from damage. There was discussion regarding truck access for the dumpster and loading dock.

PUBLIC:

Chairman Widdis opened the meeting to questions from the public for this witness.

Rosanne Letson, 37 Morris Pl., was sworn and asked about the multi-use trail. Mr. DiGiacinto replied that the multi-use trail is a requirement of FMERA re-use plan for bicycles and pedestrians and there is a connectivity plan for the entire Ft. Monmouth campus. Ms. Letson asked if NJCU would have graduation ceremonies, which would have an impact on traffic. Dr. Henderson replied the university does not hold a graduation. Ms. Letson asked if students attended day and night classes. Dr. Henderson stated classes are typically Monday/Wednesday and Tuesday/Thursday. There are both day and night students with a majority of night students. Ms. Letson commented on public transportation. Dr. Henderson stated as things go forward, the university may implement a shuttle as it has done at its other campus.

As no one else wished to be heard, Chairman Widdis closed that portion of the meeting.

Mr. DiGiacinto discussed stormwater management regarding outfalls, installing an overflow near Sherrill Ave. He explained how the drainage area to Sherrill Ave will be reduced. Chairman Widdis asked about topography and flooding. Mr. DiGiacinto stated that flood maps and tide maps have been reviewed and only the northeast corner of the parcel was identified as an area that floods. Mr. Foster asked if approaches other than outfall were reviewed to keep the recharge on site rather than pumping it into Parkers Creek. Mr. DiGiacinto stated impervious coverage was not increasing, therefore, the site is recharging at the same rate. Mr. Foster asked if there was a way to design something so the runoff would flow along the surface and be absorbed. Mr. DiGiacinto referred to the site plan and explained water collection areas. There was additional discussion regarding outfall replacement, backflow and elevation.

Mr. DiGiacinto testified that 114 trees will be planted, almost 950 shrubs and approximately 3500 other plantings such as ground cover, perennials and ornamental grasses throughout the site. He discussed additional street trees and additional landscaping and meeting the 10% requirement.

Mr. DiGiacinto discussed lighting requirements, and stated Sherrill Ave. is the only area that exceeds the .1 foot candles at property lines. The university is proposing dusk to dawn lighting at the site using timers and photocells. There was discussion about keeping a percentage of lights at full power but reducing the number of lights to maintain security in the parking lot and around the building. Mr. DiGiacinto discussed building mounted lightings and pole mounted lighting in the parking lot. There was discussion regarding light spillage. Mr. Whitson asked about lighting on the multi-use trail. Mr. DiGiacinto stated lighting was not a FMERA requirement. Mr. Whitson asked why the parking lot would be lit, but not the trail. Mr. DiGiacinto replied that the main reason was security. There was additional discussion regarding reduction in lighting at night and lighting the trail. Mr. Foster asked questions about the “dark sky”. Mr. DiGiacinto stated that these are down lights and the University was not for the trail to discourage use at night. There was discussion about developing a lighting plan and lighting reduction times. Mr. White advised he had reviewed the ordinance and regulations and found nothing requiring it. Mr. Foster asked what type of trees will be installed. Mr. DiGiacinto stated existing trees will be protected during construction and listed the existing types of trees. Discussions returned to the lighting issues. Mr. Motzenbecker commented that his thought was that there are students on the site and an operating building and suggested getting input from the Police Department regarding security lighting. Mr. White will reach out to the Police Chief. There was additional discussion regarding lighting the trail and closing the trail at dusk, similar to the Borough’s parks and coming up with a consistent overall plan moving forward as the Board hears additional impacted applications. Mr. Davis stated that the problem with the river walk that the lighting Mr. Foster asked who would maintain the multi-use trail. Mr. DiGiacinto stated that his understanding is that the property owner is responsible for maintenance.

Mr. DiGiacinto addressed several items on the Masur Consulting review letter including the dumpster location and enclosure, ADA grading and compliance, fire truck circulation, fire lane markings, removal of the gated access for the parking lot, an island to facilitate traffic on Sherrill Ave., and stormwater runoff. Mr. Davis raised a concern about pedestrian traffic, which will be addressed by the traffic engineer. Mr. Tvrdik asked what the concerns were regarding the dumpster enclosure. Mr. DiGiacinto stated there was no requirement for a permanent structure and that the board-on-board fence would be less expensive to repair if it was damaged. Mr. Davis expressed concern about rodents accessing the dumpster area. Mr. Savarese asked Mr. White if there were any style requirements for street lighting. Mr. White stated that there are no style requirements for street lighting except for the historic section.

PUBLIC:

Chairman Widdis opened the meeting to questions from the public for this witness. As there was no one, Chairman Widdis closed that portion of the meeting.

Mr. Warnken stated that Mr. White had requested an overall traffic/transportation/plumbing study of the main post. He stated this is a permitted use in the zone. The request is for off-site improvement. Under relevant case law, the Applicant is not responsible for off-site impacts.

Mr. Warnken introduced Mr. Pehnke, traffic engineer, was sworn, presented his credentials and was accepted as an expert in traffic engineer. Mr. Pehnke testified that he reviewed the Ft. Monmouth Redevelopment Plan, particularly the circulation element, the university's site plan and its proposed program, Ft. Monmouth and regional road networks, and improvements to the reuse circulation plan. He described the existing road infrastructure, traffic signal, County Rt. 537, one-way westbound Sherrill Ave., and access driveway. Mr. Pehnke described the off-peak nature of traffic associated with the university. He anticipates the driveway and base roads will be able to handle the traffic. He reviewed recent data on parking requirements to determine the appropriate number of parking spaces. He predicted peak parking will be in the range of 150 vehicles. Mr. Pehnke noted that as redevelopment occurs, more roadways will open up and traffic flow will change.

Mr. White asked if there were any concerns regarding the close proximity of Sherrill Ave and Russel Ave and the university driveway and how it may impact ingress/egress. Mr. Pehnke did not express concern over the impact from residential units, as long as there are sufficient traffic controls and proper site lines.

Mr. Motzenbecker asked how this traffic compared to when the Fort was fully operational. Mr. Pehnke stated there was no documentation in the Ft. Monmouth Reuse & Redevelopment plan regarding traffic.

Mr. Whitson noted there were two bottlenecks: the east gate in Oceanport and west gate in Eatontown. His experience shows there is more traffic than in the 1980s in the Fort's heyday. He asked how the east gate in Oceanport would be affected by the traffic. Mr. Pehnke stated the traffic is off peak and the current traffic signal has more than enough capacity to handle the traffic. Mr. Pehnke believed the traffic would flow more to the west. Mr. Foster stated that the Monmouth County Transportation Council in conjunction with the County performed a lot of studies about broken road systems and that road system in Oceanport has been considered for a number of years. He stated a concern that the County owns 75 feet of each center line of County Rt. 537 and asked if the parking was cleared that encroaches on the 75 feet. Mr. DiGiacinto replied that they will be meeting with the County and if there is an issue, the site plan will be modified and re-discussed with the Planning Board. He explained there is a 60 ft right of way and a 12 ft. utility easement on either side of Sherrill. A rough calculation shows that 21 to 22 parking spaces could be lost.

Mr. Kahle expressed concern that Sherrill Ave may become 2 westbound lanes and safety concerns for left turning traffic. Mr. Pehnke stated additional discussion with the County is required on the north/south roadways. Mr. Kleiberg expressed displeasure with the entire university entrance. He anticipates greater use of Sherrill Ave with new development occurring in the Tinton Falls section. Mr. Davis expressed concern regarding the handicap parking spaces. Mr. Pehnke stated handicap spaces are generally the least used. Chairman Widdis expressed concern about future development and traffic. He would like an overall traffic plan at full capacity so the numbers make sense.

PUBLIC:
Chairman Widdis opened the meeting to questions from the public for this witness only. As no one wished to be heard, Chairman Widdis closed that portion of the meeting.

RECESS:
At 9:45 p.m., the Board took a five-minute recess. At 9:53 pm, the Board returned to regular session.

Mr. Warnken introduced Stephen Doyle, Applicant's Architect, who was sworn, presented his qualifications and was accepted as an expert in the field of architecture. Mr. Doyle again explained the re-use of Squier Hall as classrooms, labs and office space and the specific layout. Mr. Doyle provided a history of the building, including additions. He described the existing conditions and the need to comply with ADA requirements and have spaces available for students between classes. The State Historic Preservation Office (SHPO) has reviewed and approved the plans. SHPO had 5 items that if changed, would need review again. He described the planned signage. Mr. Doyle reviewed Exhibit **A-11** and sign measurements for the Board. There will be downlighting for the signs and ambient lighting from the previously presented site plans.

Mr. White asked where the street address would be shown on the building for emergency purposes. Mr. Warnken replied that the numbers would be placed on the building and ask that the variance cover those numbers as well.

Mr. Savarese asked if the entire second floor was not being used. Mr. Doyle stated for the purpose of the university, the single floor was beneficial. Mr. Savarese asked if there were elevators and stairs to the second floor. Mr. Doyle stated there was no planned use for the second floor, but it will have sprinklers, alarms and space heaters. Mr. Davis noted that there is a full size kitchen/eating area and asked how many people it will accommodate. Mr. Doyle stated the café may be treated as a shell space initially. No cooking would occur in that space. Mr. Savarese requested the plan be modified to show the proposed vending machines as opposed to a service kitchen.

Michael D'Aquila, Associate VP of Facilities & Construction Mgmt. for the university appeared and was sworn. He testified there will be 2 locations for vending machines and explained their locations. Mr. Kleiberg disagreed that a 3 sink kitchen was required and the sinks should be removed. Mr. Motzenbecker asked where the security officers would be located and their role. Mr. D'Aquila explained there would be a central security kiosk in the main lobby lounge.

PUBLIC:
Chairman Widdis opened the meeting to comments from the public for either of these witnesses only. As no one wished to be heard, Chairman Widdis closed that portion of the meeting.

Christine Nazzaro-Cofone, Applicant's Planner, appeared and was sworn. She provided her qualifications and was accepted as an expert in the field of Planning. She explained the application is an acceptable use in a green tech district. The Applicant requires three bulk variances which largely pre-existing conditions: lot coverage, front yard setback to Sherrill and proposed signage. She stated the C-1 hardship criteria applies to this application for the coverage and front setback.

The signage can be granted under C-2 criteria where it represents a better zoning alternative. Schools are a beneficial use and the Board can rely on Criteria A, G M, and I to approve the Application. The Application meets the requirements of the Fort Monmouth Redevelopment & Reuse Plan. The positive benefits outweigh any detriments.

PUBLIC:
Chairman Widdis opened the meeting to comments from the public for either of these witnesses only. As no one wished to be heard, Chairman Widdis closed that portion of the meeting.

Mr. Kennedy asked Mr. White about lot identification after the subdivision. Mr. White stated FMERA has sole authority to subdivide the property.

PUBLIC:
Chairman Widdis opened the meeting to questions or comments from the public. As no one wished to be heard, he closed that portion of the hearing.

There was discussion regarding solar lighting along the walking path. Chairman Widdis stated the plans should be revised to reflect a “Grab & Go”. The dumpster enclosure will be board on board fence with bollards, and the refuse container should be tightly shut.

Motion: Mr. Whitson made a motion to approve the application subject to modifications to the dumpster, address on the front of the building, previous discussions regarding lighting and the multipurpose trail and standard conditions which was seconded by Mr. Tvrdik. Mr. Kennedy advised that standard conditions apply to the approval and added that a condition of approval will require no light spillage to neighbors.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mr. Whitson
SECONDER:	Mr. Tvrdik
AYES:	Widdis, Whitson, Davis, Foster, Kahle, Savarese, Kleiberg, Tvrdik, Motzenbecker
ABSENT:	Proto, Halpern

VII. Petitions from the Public: Chairman Widdis opened the meeting to Petitions from the Public. As no one from the public wished to be heard, Chairman Widdis closed that portion of the meeting.

VIII. Adjournment: As there was no further business, the meeting was adjourned at 10:29 pm on a motion by Mr. Kahle, which was seconded by Mr. Foster and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary